

MSPROPERTIES

ESTATE AGENCY

14 Penmaesglas Road, SY23 1JP

GUIDE PRICE £215,000

FOR SALE / AR WERTH



Property Features:

- Attractive Victorian House
- 2 Reception Rooms
- 3 Bedrooms
- Gas Fired Central Heating
- Freehold Town House
- Close to promenade and Castle grounds
- Investment or Family Home

Description

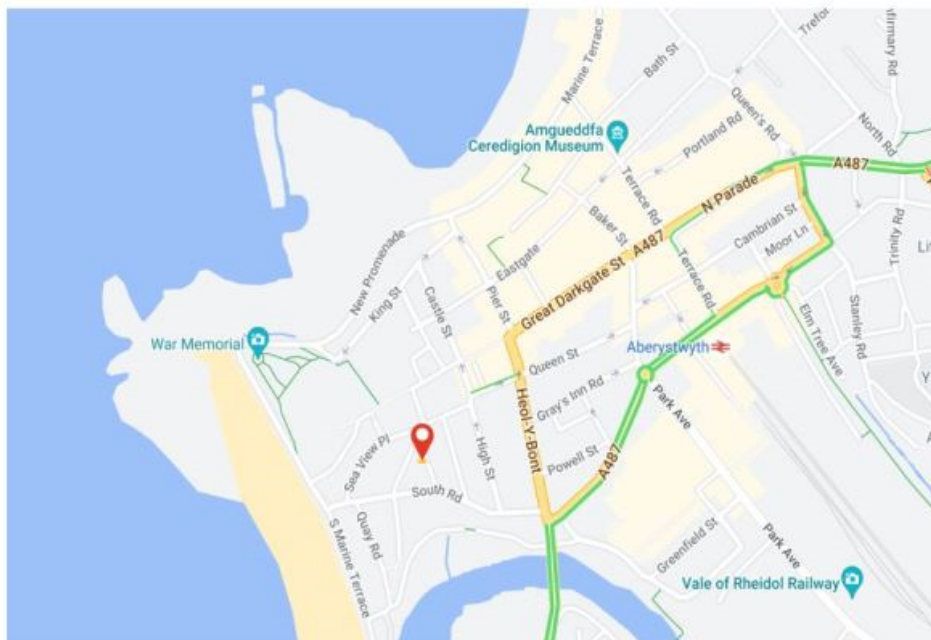
SUMMARY

Immediate vacant possession No onward Chain*Superb Family Town Home offering 3 Bedroomed Accommodation with Lounge and Dining Room. Fitted Kitchen, first floor Bathroom, Gas Central Heating, and Rear Yard. Highly convenient and Pleasant Location near castle and promenade. Viewing recommended.

DESCRIPTION

The residence is pleasantly situated in this popular area within easy walking distance of the main shopping centre. The location is considered to be a real asset, as it lies in a warm sunny position, slightly elevated, and enjoying good southerly views. The popular Ystwyth cycle trail is close by and the promenade within 2 minutes walk. The town is increasing in popularity as a Summer Seaside Resort and as a locality in which to reside. There are excellent social, educational and shopping facilities in the town with public transport to all parts. The property was built c1880 of stone walls to the main with rendered external elevations. It is of attractive appearance bay window to front. The windows are double glazed in upvc frames.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor:

Front entrance door leading to Inner Porch with door to:

Hallway:

With coloured patterned tile floor. Double panel radiator. BT point. Stairs to first floor and doors to:

Lounge: 3.91m (12'10") x 3.55m (11'8")

With window to front. Slate fireplace surround, marble back and hearth with gas fired insert. Three twin power points and Television point.

Dining Room: 2.99m (9'10") x 3.38m (11'2")

With window to rear. Panel radiator. Two twin power points.

Kitchen: 2.80m (9'3") x 2.56m (8'5")

With three base cupboards, five drawer cupboards with worktop above. Single drainer sink. Six wall cupboards. Double panel radiator. Door to understairs storage cupboard. Half glazed door to outside rear.

First Floor:

Approached by easy rise staircase to half landing leading to:

Bathroom:

Panel bath with shower unit above. Low flush WC pedestal wash hand basin. Worcester wall mounted gas fire boiler.

Central Landing:

With twin power point. Access hatch to insulated loft space ideal for loft conversion and door to:

Rear Bedroom:

With window to rear. Double panel radiator. Feature bedroom fire grate. Power points.

Main Bedroom:

With bay window to the front. Double panel radiator. Two twin power points.

Front Bedroom:

With window to front. Panel radiator. Power point.

Outside:

To rear; enclosed rear yard.



Services:

We are advised that mains electric, gas, water and drainage are connected. Gas fired central heating system.

General:

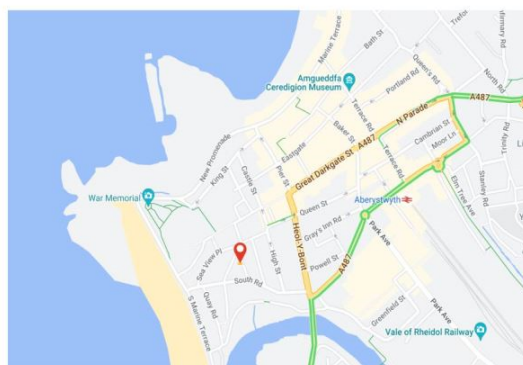
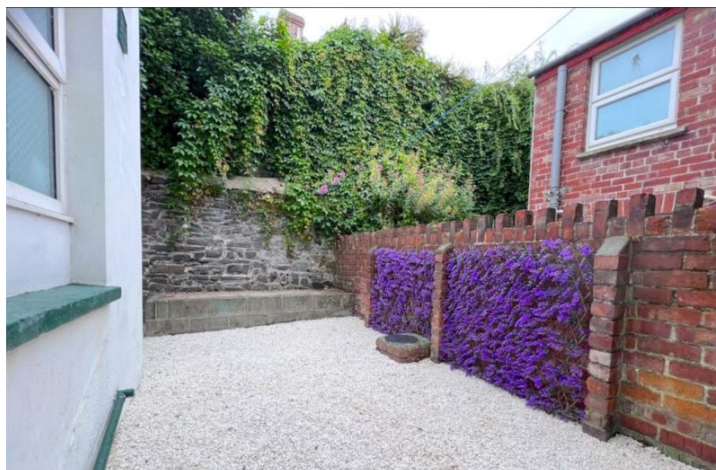
This is an excellent opportunity for acquiring a good size home in a central town location being close to the Castle grounds and the seafront. Ideal for couples of all age groups.

Viewings:

All Viewings are by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties or it's employees have any authority to make representation or warrant any information in relation to this property.



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EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	87
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		62	86
EU Directive 2002/91/EC			
England & Wales			